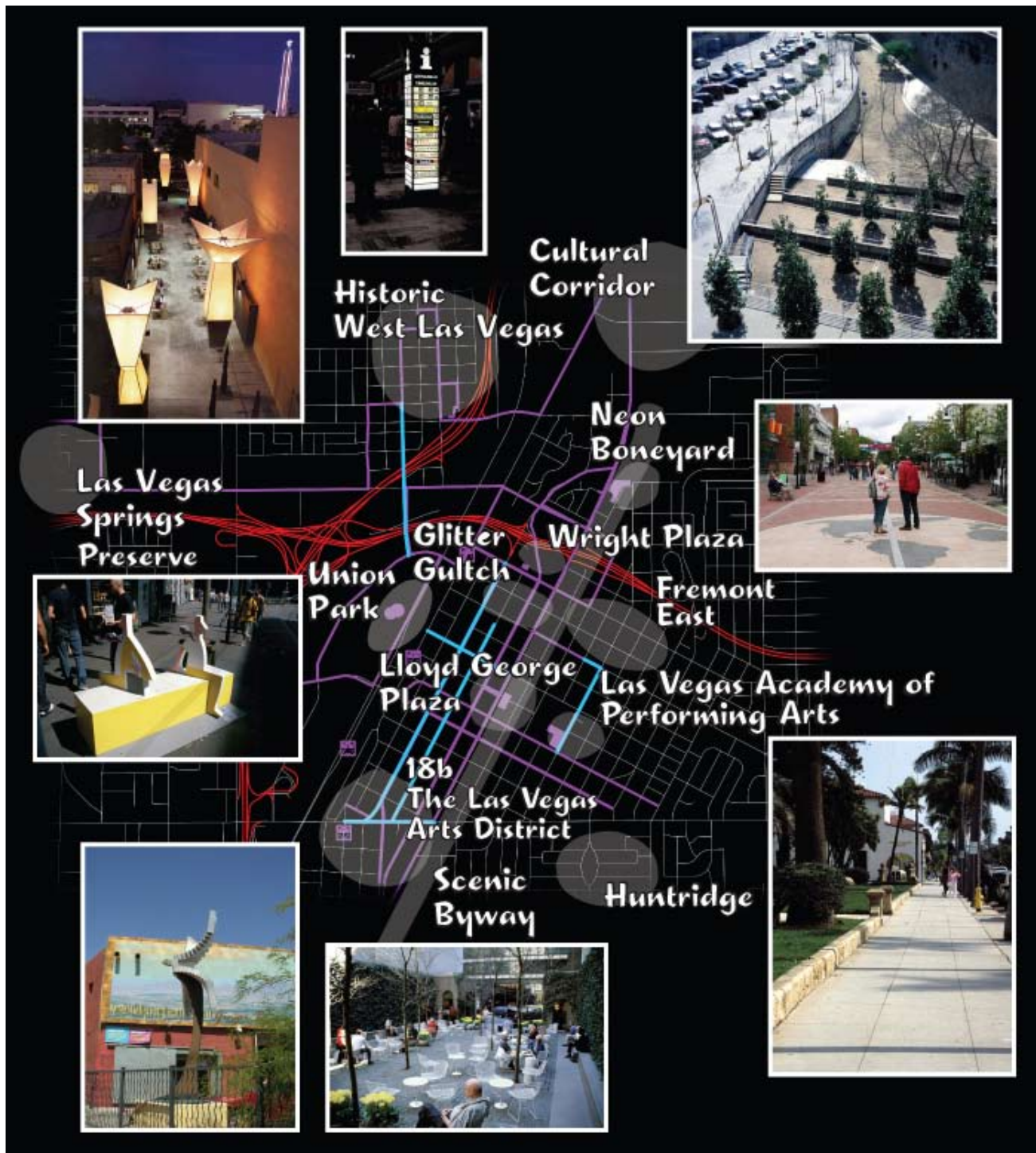


# PLANNING AND DEVELOPMENT ANNUAL REPORT

# Snapshot of Las Vegas

## 2005-2006

IMAGINE THE POSSIBILITIES



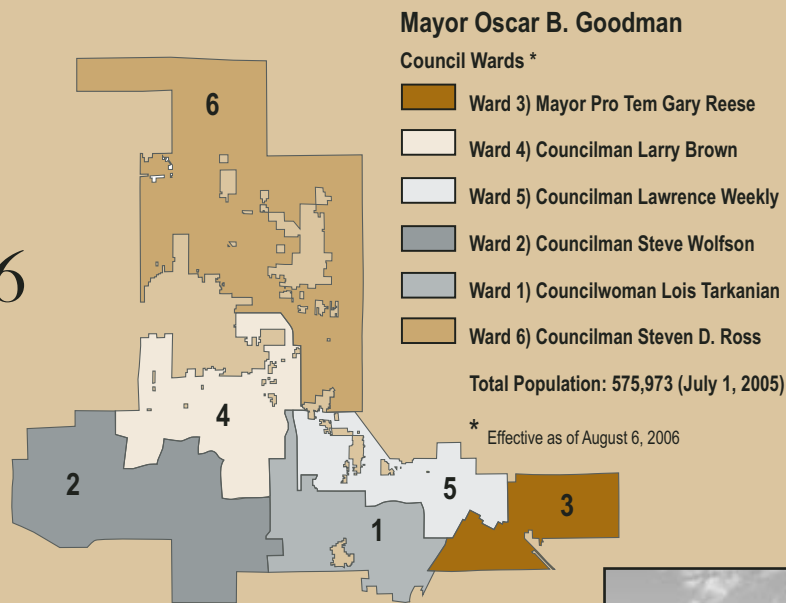
- Snapshot of Las Vegas 2005-2006
- Urban Pathways
- Reaching Out

- Web Updates
- Matching Projects with Funding
- Development and Zoning Codes

- New Guidelines to Create Traditional Neighborhood Developments
- Updated Ordinance Allows for Kitchens in Casitas

# Snapshot of Las Vegas FY 2005-2006

IMAGINE THE POSSIBILITIES



*The city of Las Vegas strives to keep pace with the unprecedented growth in population and area.*

Subdivision Lots Processed		
Year	Tentative Maps	Final Maps
1993	7,981	5,679
1998	6,947	5,338
2003	8,446	8,206
2004	11,707	9,777
2005	12,132	6256

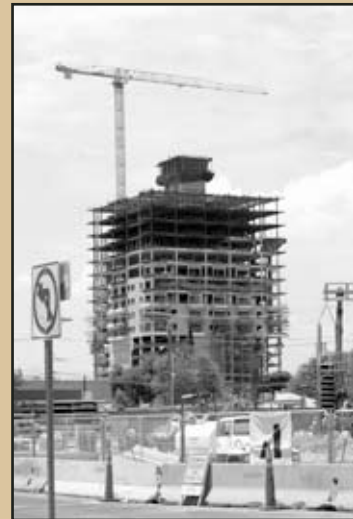
Area of the City of Las Vegas		
Year	Acres	Square Miles
1993	55,282.42	86.38
1998	69,300.42	108.28
2003	75,300.91	117.66
2004	83,257.95	130.09
2005	83,965.41	131.20



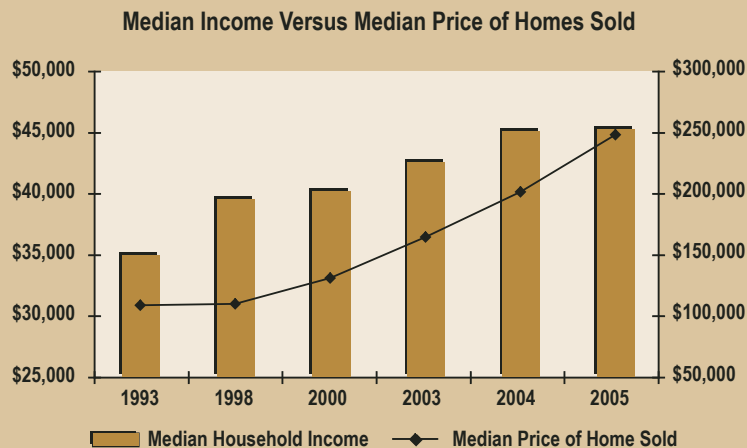
Juhl construction July 2006



SoHo Lofts complete July 2006



Newport Lofts construction July 2006



Snapshot is continued on page 7



# Urban Pathways

## A new solution for urban park space

Vibrant and livable downtown Las Vegas is growing according to plan. One of the most exciting and unifying concepts is truly a home-grown innovation – urban pathways. As envisioned, it is the sum of its parts:

- Recreation and cultural pockets for multiple interests and generations.
- Pedestrian corridors and linkages.
- Gateway entrances to significant landmarks and districts.

Key goals within the city of Las Vegas' downtown planning documents have been integrated with the Capital Improvement Plan and are moving toward reality. Meeting

the goals for increased recreation, open space and parks in downtown Las Vegas is a challenge because of drought conditions, land scarcity, price escalation and a rapidly growing urban population.

Through the unique urban pathways program, our emerging downtown neighborhoods as well as our unique landmarks and districts, will be linked together by a way-finding system of expanded walkways with upgraded light fixtures and street furniture. The downtown will have well-defined pathways connecting the neighborhoods, the entertainment, cultural and arts districts, Glitter Gulch and the civic center.

Imagine the special elements of a big city park, sprinkled throughout downtown and connected to each other. Punctuating the cityscape will be pockets of recreation and cultural activity. Longtime and newly settled residents will have unique gathering spots to enjoy chess, dog parks, outdoor cultural

activities, public art displays and serene desert garden spots.

Energy, drama and excitement will increase along Las Vegas Boulevard as restored neon signs are placed at regular intervals from Sahara Avenue to Washington Avenue, just as the Hacienda Horse and Rider sign now stands at Las Vegas Boulevard and Fremont Street.

The exclamation points will be the entry monuments that will be developed for the unique arts, entertainment and cultural districts. Locals and visitors alike will walk, pedal or skate the pathways for an enjoyable, healthy excursion through the city of Las Vegas. And for those that prefer or need to ride the pathways will link with public transportation.

Like a tapestry of many scenes and colors, the urban pathways will weave together neighborhoods, districts, landmarks and recreation for all of the community and visitors to enjoy.



This public plaza and streetscape are reflective of the city's desires for urban parks.

# REACHING OUT

## Conference Presentations

Departmental staff presented at many professional conferences throughout the past year including:

### **The Nevada chapter of American Planning Association Conference – October 2005**

- Tom Perrigo, AICP, deputy director, moderated the Northwest Open Space Plan.
- Adrienne Low Joly, AICP, planning supervisor, was a panel member on “Trail Planning” and moderated “Green Building for the Future.”
- Jorge Morteo, GIS specialist II and Rene Carlsen, technical systems analyst, presented “New Technologies in Planning.”
- Andy Reed, senior planner, gave a presentation about the Molasky Corporate Center LEED certification process with a member of the project’s development team, Suzanne Sanders.

### **Lincoln Land Institute Big City Planning Directors Conference, Harvard University – February 2006**

- Margo Wheeler, AICP, director, attended the prestigious “by invitation only” event.

### **National American Planning Association Conference – April 2006**

- Perrigo and Low Joly presented “Open Space Planning in the Desert Southwest.”

### **Urban Land Institute Western States Regional Conference – May 2006**

- Perrigo was a plenary session member discussing growth trends in the West.

### **Urban Land Institute Master Plan Communities Conference – June 2006**

- Wheeler moderated and Perrigo joined a panel, “Learning from Las Vegas,” examining the market challenges. They were joined by executives of American Nevada Companies and Lake Las Vegas Resort.

## Leadership

- Wheeler has been named to the board of the American Planning Association’s City Planning & Management Division and is the editor of its quarterly publication “Strategies.”
- The Lied Institute of Real Estate Studies of the College of Business at UNLV named Wheeler to its advisory board.
- Historic Preservation Officer Courtney Mooney has been named to the national Board of Preservation Action.
- The Southern section of the Nevada Chapter of APA named Low Joly, chapter director and Jody Donohue chapter secretary.
- The Regional Transportation Commission elected Perrigo, chair of its Metropolitan Planning Organization.

## Awards

### **State Historic Preservation Office Recognition – June 2006**

The city of Las Vegas and its Historic Preservation Commission were honored for their efforts in historic preservation for the U.S. Post Office, railroad cottages, Fifth Street School and Las Vegas Springs Preserve.

### **2005 DeBoer Excellence in Planning Award Nevada Chapter of the American Planning Association**

- Las Vegas Prospector, a city online search program for real property located in Las Vegas.

### **2005 Outstanding Citizen Planner Nevada Chapter of the American Planning Association**

- Jim Veltman, Historic Preservation Commission member.



## 2005 APEX Awards for Publication Excellence

- 2003-2004 Annual Report.
- Logo for the Planning and Development Department.

## Web Updates

The Development Services Center now has a Web page for online services and information on the city Web site:

[www.lasvegasnevada.gov/DSC](http://www.lasvegasnevada.gov/DSC)

Real property information, including zoning and entitlement information, is available through the city’s interactive map:

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

About Us... Publications... Maps

The department introduced a new quarterly fact sheet “...and another thing. Amazing Planning and Development factoids that will keep you riveted!” that is distributed to our subscribers and posted on the Web site. “Growth Watch,” the quarterly newsletter, and “Historic Connection,” the bi-annual newsletter of the Historic Preservation Commission, continue in publication.

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov) About Us... Publications... Newsletters.

Informational literature about programs and plans are available at:

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

About Us... Publications... Brochures

# Matching Projects and Funding with the Plan



It is called “Master Plan – Capital Improvement Plan Integration” and means to achieve balance between the master plan policies and capital improvement projects.

A master plan, as a policy document, is the community’s vision for its future. Nevertheless, there are limits to a policy document. Without balanced implementation, the policy document can become skewed. For example, a master plan policy to increase overall park acreage per person could lead to an influx of park projects in rapidly growing areas where land is available. This may fulfill the policy by increasing the overall ratio, but may leave a large portion of the population in the developed area of the city underserved. As caretakers of the master plan, it is the Planning and Development Department’s responsibility to ensure the plan remains balanced and this is the process employed.

The city of Las Vegas adopted the following four-point approach during its Master Plan/Capital Improvement Plan (MP/CIP) integration effort. The process required the review of all master plan elements

and special area plans to derive all capital projects, obtain quantitative estimates for their implementation, and include each of them into the Capital Improvement Plan. This task effectively changed the entire budget process for the city, ensuring that the City Council considers all adopted plans before adding any new projects to the city’s budget.

## Four Point Approach

**Create** – Perform an inventory of all implementation/action items from the master plan and its elements. How many have been implemented? How many are outstanding? This list is shared with other city departments and together it is used to add projects to the capital improvement plan.

**Link** – CIP projects must demonstrate a relationship to a master plan policy. Although often overlooked, this step is the most critical in the CIP process. This connection must be clearly stated and is required in the city’s internal project request process. This ensures that our community’s master plan policies are realized and that the city departments are working in unison to meet the city’s long term goals.

**Check** – The Planning and Development Department monitors and confirms that project requests state corresponding master plan policies.

**Track** – The Planning and Development Department tracks the status of the master plan and updates the implementation/action item inventory on a continuing basis. The inventory connects master plan policies to approved CIP projects.

# Development and Zoning Codes

## Commercial Development Standards Update

The Las Vegas City Council recently approved updates to the development standards found in Title 19 of the city’s zoning code. The changes, developed by the staff of the city’s Planning and Development Department, will minimize confusion and provide some standardization within the existing codes.

One approved change is a modification to the process for approval of waivers from the design standards. Minor variations to design requirements may be approved administratively by staff as part of the site development plan review process; all other exceptions will require the approval by the Planning Commission and/or the City Council. This change simplifies the waiver process and improves the design review process.

Also, commercial parking landscape standards are now listed solely in section 19.10, where before they were in both sections 8 and 10. This will alleviate any confusion for both the project’s representatives and city staff.

The commercial development standards, first adopted by the city of Las Vegas in September 2002, encourage a more consistent quality of commercial development within the city. The standards address site planning, building placement, landscaping, architectural requirements, buffering and screening requirements, lighting and pedestrian open space.



# New Guidelines To Create Traditional Neighborhood Developments

The Las Vegas City Council adopted a new zoning designation on December 21, 2005. The “traditional neighborhood development” (TND) designation fosters the protection of unique natural features and a walkable, village-like development.

The need for the new designation arose as planning for the Kyle Canyon Gateway area evolved. Located at the outer northwest rim of the valley at Kyle Canyon Road and U.S. 95, the area is distinct in its topography, its proximity to environmental resources and recreation areas and its position as a gateway to the city.

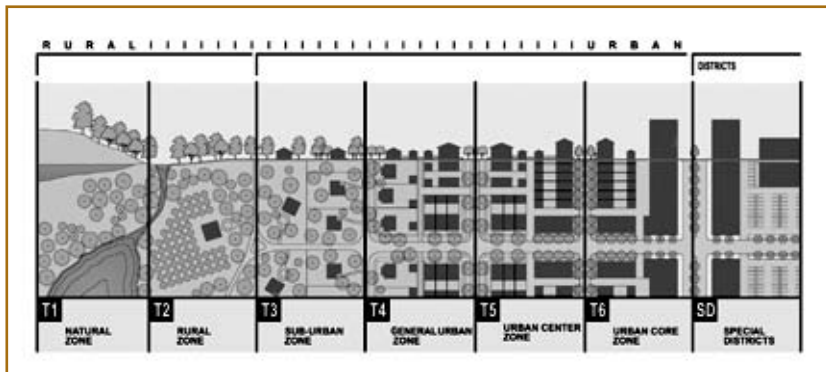
The new TND designation features:

- Sustainable community design.
- Clear and well-designed street system.
- Diversity of housing types.
- Employment opportunities within the community.
- Preservation of natural arroyos.
- Transit linkages and transportation oriented development.

This new designation can also be used in other areas of the city. It provides for flexible neighborhood design, protection of natural features and lifestyle amenities that people want. This designation will help in developing the true live-work-play neighborhoods that are complementary to the unique character of our landscape and vistas that our citizens desire.



A development in Burbank, California.



DPZ Transect photo courtesy of Duany Plater-Zyberk and Company

## Updated Ordinance Allows for Kitchens in Guest Houses

The Las Vegas City Council approved an updated ordinance on April 19, 2006, that makes casitas and guest houses more livable. The council amended the zoning regulations that apply to habitable accessory structures. The structures, which are restricted to single-family neighborhoods and require an approved special use permit, can now include kitchens.

A common option in other cities, the added feature of kitchens in guest houses makes the units more livable and expands affordable housing opportunities for both renters and owners.

As Las Vegas continues to grow and prosper, the city is always looking for viable, affordable housing options. This is just one option added to our community's toolbox.

The city of Las Vegas has historically permitted casitas and guest houses to single-family homes. These units may be rented to another party so long as one of the dwelling units on the property is owner occupied. The units must be aesthetically compatible with the main house and include one additional on-site parking space.

Guest houses are limited to half the size of the primary structure and may take up no more than half of the rear yard. The use remains “single family,” the lot may not be subdivided and the unit may not be sold separately.



# Snapshot of Las Vegas FY 2005-2006

IMAGINE THE POSSIBILITIES

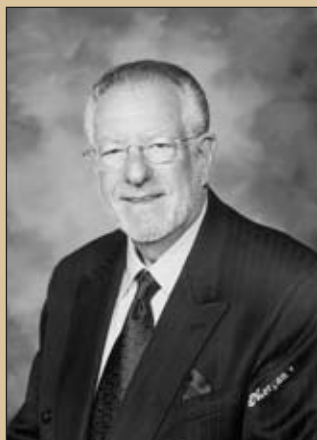
Dwelling Units by Type							
Year	Single Family	Multi-Plex	Mobile Home	Apartment	Townhome	Condo	Total
1993	70,296	8,186	3,402	39,273	4,224	7,810	133,191
1998	100,601	7,843	3,388	47,585	5,039	15,165	179,621
2003	122,752	7,519	3,370	49,951	6,273	17,418	207,283
2004	127,980	7,386	3,315	50,755	8,021	17,833	215,290
2005	132,823	7,396	3,316	51,393	8,132	18,889	221,949

Population and Dwelling Units by Council Ward								
	1993		1998		2004		2005	
	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units
Ward 1	76,685	30,905	82,898	33,219	80,212	33,051	93,154	37,373
Ward 2	45,510	18,341	68,260	28,353	97,071	40,061	94,182	39,239
Ward 3	64,790	26,111	69,008	26,653	82,464	26,958	100,512	34,050
Ward 4	35,388	14,262	80,358	32,701	96,106	40,378	94,892	40,736
Ward 5	66,399	26,760	76,920	30,324	85,702	31,264	96,654	36,223
Ward 6	41,699	16,805	70,800	28,371	118,269	43,578	96,579	34,328
<b>Total</b>	<b>330,471</b>	<b>133,184</b>	<b>448,244</b>	<b>179,621</b>	<b>559,824</b>	<b>215,290</b>	<b>575,973</b>	<b>221,949</b>

Current and Comprehensive Planning Recap					
Planning and Development Administration					
	3rd Qtr 2005	4th Qtr 2005	1st Qtr 2006	2nd Qtr 2006	Total FY 2005 - 2006
Number of Information Requests	60	25	26	27	138
Planning and Development Current Planning					
	3rd Qtr 2005	4th Qtr 2005	1st Qtr 2006	2nd Qtr 2006	Total FY 2005 - 2006
Phone Calls to Main Extension	6,411	6,070	7,964	6,935	27,380
Agenda Items	601	585	625	719	2,598
City Council	281	205	317	351	1,154
Planning Commission	320	380	308	368	1,444
Customer Initiated Applications and Requests	80,821	83,793	102,404	83,087	350,105
Planning and Development Comprehensive Planning					
	3rd Qtr 2005	4th Qtr 2005	1st Qtr 2006	2nd Qtr 2006	Total FY 2005 - 2006
GIS Map Requests	109	166	127	170	572
Total Grants in Dollars	\$0	\$102,000	\$658,350	\$0	\$760,350
Annexations Submitted	4.00	241.99	210.42	365.00	821.11
Annexations Recorded	82.86	10.1	3.20	25.73	121.86
General Plan Amendments	18	18	23	17	76
City Initiated	4	7	8	3	22
Customer Initiated	14	11	15	14	54
Graphics Produced	9,506	7,310	8,220	23,238	48,274



Planning Commission (left to right): Glenn E. Trowbridge, chairperson; Byron Goynes, commissioner; Steven Evans, vice chairperson; Sam C. Dunnam, P.E., commissioner; Richard Truesdell, commissioner; Leo Davenport, commissioner; and David W. Steinman, commissioner.



City Council for FY 2005-2006 (left to right): Oscar B. Goodman, mayor; Gary Reese, mayor pro tem; Larry Brown, councilman; Lawrence Weekly, councilman; Steve Wolfson, councilman; Lois Tarkanian, councilwoman; and Steven D. Ross, councilman.



The Development Services Center, 731 S. Fourth Street, Las Vegas, Nevada.



#### **Las Vegas City Council**

Oscar B. Goodman,  
Mayor

Gary Reese, Ward 3,  
Mayor Pro Tem

Larry Brown, Ward 4,  
Councilman

Lawrence Weekly, Ward 5,  
Councilman

Steve Wolfson, Ward 2,  
Councilman

Lois Tarkanian, Ward 1,  
Councilwoman

Steven D. Ross, Ward 6,  
Councilman

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Douglas A. Selby,  
City Manager

Steven P. Houchens,  
Deputy City Manager

Betsy Fretwell,  
Deputy City Manager

Orlando Sanchez,  
Deputy City Manager

#### **Planning Commission**

Glen E. Trowbridge,  
Chairperson

Steve Evans,  
Vice Chairperson

Byron Goynes,  
Commissioner

Ric Truesdell,  
Commissioner

Leo Davenport, Jr.,  
Commissioner

David W. Steinman,  
Commissioner

Sam C. Dunnam, P.E.,  
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